

# **DISTRICT ADVISORY BOARD MINUTES**

## **DISTRICT I**

March 3, 2003

7:00 p.m.

*Atwater Community Center, 2755 E. 19<sup>th</sup>, Wichita, Kansas 67214*

### **Members Present**

Council Member Brewer  
Treatha Brown Foster  
Lois Tully-Gerber  
Lori Lawrence  
Steve Roberts\*  
Celina Porter Robinson  
James Thompson  
Ken Woodard

### **Members Absent**

Rickie Coleman  
Joann Hartig\*  
Kenneth Hemmen  
Sharon Meyers  
Debby Moore  
Willard Walker  
Carrie Jones Williams

### **Guest List**

Carl Ligon, 1736 NE Parkway  
Johnny Schmidt, 129 S. Minnesota  
Kaelyn Seymour, 7750 E. 32nds #404

### **Staff Present**

Dana McElrath, Patrol North  
Donna Goltry, MAPD  
Virdena Gilkey, Neighborhood Assistant

\*Denotes District Advisory Board Alternates

## **ORDER OF BUSINESS**

### **Call to Order**

**Council Member Brewer** called the meeting to order at 7:00 p.m.

### **Approval of Minutes**

Motion to approve DAB I minutes **Tully-Gerber (Ken Hemmen)**. Motion carried (6-0)

### **Approval of Agenda**

**Brown Foster (Thompson)** made a motion to approve the agenda as submitted. Motion carried unanimously. (6-0)

## **Public Agenda**

### **1. Scheduled items**

No item submitted.

### **2. Off-agenda items**

No items submitted.

### **Staff Reports**

#### **3. Police Report**

Officer Dana McElrath reported the following: 1) There was a drive by shooting in February in the vicinity of 2200 North Ash. No one was injured, however, a suspect has been identified; 2) there was a cleanup at 13<sup>th</sup> and Vesta (Shocker Drive area). They cleaned the area where the railroad tracks are located and over 45 skids of debris were collected; 3) Officer Wallace, 47 Beat, spearheaded a project at 1300 North Estelle. This project was a collaboration to revitalize the house. Once completed, the house will be donated to elderly citizens; 4) 44 and 45 Beat, which is in the Country Overlook and Central 2000 area, has recently had a lot of vehicles towed; 5) at the Evergreen Center, there was a celebration luncheon honoring the Community Policing Officers; 6) the National Association of Negro Women presented the officers with the Community Policing Legacy Award; 7) during Spring break Community Policing will work extended hours to reduce youth vandalism and loitering. This is a head start approach to keeping the violence down; and 8) crime stats are down in the area compared to last year.

**The board received & filed the report.**

### **Planning Agenda**

#### **4. CON2003-01**

**Donna Goltry, MAPD Staff**, presented a requested zone change from “LC” Limited Commercial to Conditional Use for Outdoor Vehicle and Equipment Sales.

Donna Goltry explained that this case was heard by MAPC on February 20, 2003 and was approved 8-1 and that the decision would be final on Thursday, March 6, 2003, if no one opposed.

Ms. Goltry reported that the applicant’s site plan conformed to the zoning codes for that particular use and have met the landscape street requirements. Also, MAPC found the request appropriate because the applicant met most of the eight findings of fact regarding the Unified Zone Code Review Criteria. However, staff recommended denial for several reasons: 1) vehicle sales is not an established use in the area (the nearest car lot is 14 to 16 blocks West); 2) the lot will not be placed within the CBD fringe area; 3) vehicle sales would cause an increase in commercial use with a possible loss of neighborhood identity; and 4) the applicants proposal is contrary to neighborhood revitalization.

Greg Ferris, representative for the applicant, explained that the Planning Commission agreed with the findings that were presented and deemed the request appropriate. He further stated that the current zoning of Light Commercial “LC” would generate more traffic and would not require additional landscaping, which the applicant has agreed to comply with. Over 20 people in the area were notified of the hearing and no citizen spoke in opposition. Mr. Ferris showed pictures of pre-existing businesses within the area and stated that the vehicle sales lot would better represent the neighborhood than what is currently there.

**James Thompson** stated that his association is within that area and 99% of the residents adamantly oppose the car lot due to increased traffic and a decrease in home values. Also, he noticed that prior to obtaining authorization for the car lot, the applicant had already paved the area. **Lois Tully-Gerber** inquired about the lure of the business owner to place a car lot on Central as opposed to an area along Kellogg. She commented that Mr. Ferris was right about the

images on the pictures being less desirable than his proposal. **Lori Lawrence** commented that the car lot in their area has not been much of a problem due to the type of high quality cars being sold. She added that while she agrees that the area is zoned for commercial use, a retail store, restaurant, or a place where citizens can patronize the business would be more appropriate.

**Thompson (Lawrence)** moved to recommend denial of the recommendation. Motion passed 6-0.

**5. ZON2003-00006**

**Donna Goltry, MAPD staff**, presented a requested zone change from “B” Multi-family Residential to “LI” Limited Industrial.

Donna Goltry explained that this request is unique in that only a plat of the land will need to be rezoned due to one side of the area currently being zoned Light Industrial “LI” (previously a car lot). The proposed use is an office and warehouse for the Kansas Food Bank Warehouse.

Ms. Goltry commented that this area, along Douglas Avenue, is the historic main street and has a mixture of commercial and industrial office buildings, which have zero-lot setbacks and have brick construction. Also, the applicant is in the process of receiving approval for minor street privilege to use this property for parking and loading space.

*(Donna Goltry’s response in italics)*

**Johnny Smith, 129 South Minnesota**, commented that his property is adjacent to this property and inquired what will happen to Minnesota Street and what about the fence? *There will be a hammerhead turnaround at the end of the alley. Also, a new cul-de-sac would be constructed on Minnesota. The fence will be moved.*

**Rob Hartman, Professional Engineering Consultants**, showed the site plan on the map, displayed the building design, and explained that the City agreed to allow Kansas Food Bank to use the property for parking. They are purchasing two houses to add to the parking lot. **Mr. Smith** commented that while he is concerned about the additional traffic, he is glad that the two vacant properties have been purchased, because neighborhood youth frequented those facilities. **Clark Dixon, Marlins Investment Representative**, stated that his concerns were about foot traffic, trucks, and parking. He commented that Marlins Investments own property in the area and are concerned that their tenants will not be able to get in and out of their apartments. Also, that the building is two-stories high and will be twice the size of the existing facility once torn down and rebuilt. *A dividing line between the building and the residential area is being looked at. The protective overlay provisions should reduce the impact to residents on the south and west of the proposed site. While the building is larger, it will not negatively impact the neighborhood, but its design will compliment the historic area.*

A few additional comments were made. **Tully-Gerber (Thompson)** moved to recommend approval of the recommendation. Motion passed 6-0.

**Unfinished Business**

**No items submitted**

## **New Business**

No items submitted

## **Board Agenda**

### **6. Updates, Issues, and Reports**

- **Council member Brewer** reported that he has to appoint one person from DAB 1 and one from the community to the Fireworks Ordinance Committee and asked for a recommendation from the board on the DAB 1 appointee. He commented that this committee will be responsible for reviewing the current ordinance and may possibly have to rewrite the ordinance.

**Brown Foster (Porter Robinson)** moved to appoint **Lois Tully-Gerber** to the Fireworks Ordinance Committee for DAB 1. Motion carried 6-0.

- **Council member Brewer** reported the following:
  - Due to the contamination spill by the railroad, an investigation is underway by the KDHE. KDHE representatives presented at the District 1 Coalition Breakfast Meeting and asked for interested participants to sign up to be a part of a committee that will assist in information distribution and a community town hall meeting.
  - Each month the City Council recognizes outstanding citizens who have made an impact on the community. He asked the council if they would be interested in a District 1 Awards Program ~ *Good Neighbor Award and the Neighborhood that Works Award*. Council member Brewer explained that these programs would be a great way for DAB 1 to appreciate individual citizens and various neighborhoods within our community.

**Woodard (Porter Robinson)** moved to incorporate the District 1 Awards Programs in the DAB 1 meetings. Motion carried 6-0.

- **Council member Brewer** stated that once the elections are over, there would be a DAB 1 Retreat. This retreat will be an avenue for the old and incoming members to become acquainted and to review parliamentary procedures, roles, etc.
- **Neighborhood Assistant Virdena Gilkey** reported the following:
  - An Atwater Customer Service Survey is being compiled. This survey would be designed to assess the quality of service provided by staff, as well as services provided, what the basic needs for the community are, and how staff and the neighborhood residents can better improve the community partnership.
  - Also, the District 1 Newsletter is in the works and would be published twice a year. A newsletter staff will be formed for implementation of this effort.
  - The Community Unity Day, will take place on Saturday, August 16, 2003. This is a huge all-day event for the community as a result of partnerships by City staff (Neighborhood Assistant, Community Education, Community Policing, Park & Recreation) and Weed and Seed. Other services providers will be invited to participate. The day will culminate with a carnival.
  - The Emergency Disaster Training (MPD) will take place on April 3, 2003. Any DAB member or community members, who is interested in volunteering in case of an attack, should fill out the form provided and fax it in.

- Lastly, the DAB members were invited to attend the President's Council meeting, where City Manager Chris Cherches would be addressing the economic welfare of the City of Wichita.
- **Treatha Brown Foster** reported that her neighborhood was in the newspaper for their accomplishments. Also, that there was a nice article on Norman Williams, Chief of Police.
- **Lori Lawrence** announced that March 15, 2003 would be plastic recycling from 7:00 a.m. until noon.
- **Steve Roberts** reported that the illegal car lot at 21<sup>st</sup> & Woodlawn has popped up again.

**General Comments/Announcements**

- District I Coalition Meeting will be April 5, 2003, Spears Restaurant.
- Next meeting of DAB I will be April 7, 2003.

Being no further business, **Lawrence (Thompson)** made a motion to adjourn. Motion carried 6-0.  
The meeting adjourned at 7:47 p.m.

Respectfully Submitted By,

Virdena Gilkey  
Neighborhood Assistant